

CBRE

351-355

LANCASTER STREET WEST

Medium Density Opportunity



FOR SALE | ±0.42 ACRES | CONCEPTS YIELDING UP TO 14 STACKED TOWNHOUSES

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PROPERTY DETAILS

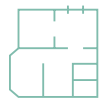
Medium-Density Redevelopment Opportunity

A ±0.42-acre potential medium density development opportunity in Kitchener, with concepts yielding up to 14 stacked townhomes. The property benefits from excellent exposure on Lancaster Street W, located less than 500m from Highway 7, providing convenient regional access. The site is currently improved with three fully serviced commercial buildings totaling ±4,662 square feet. Surrounded by a wide range of amenities, including schools, parks, sports fields, grocery stores, and restaurants, the property presents an ideal setting for future residential or mixed-use development.

Sale Price: \$950,000



Lot Size
±0.42 Acres



Current Zoning
MIX-1



Building Size
±4,662 Sq. Ft.



Proposed Zoning
RES-5

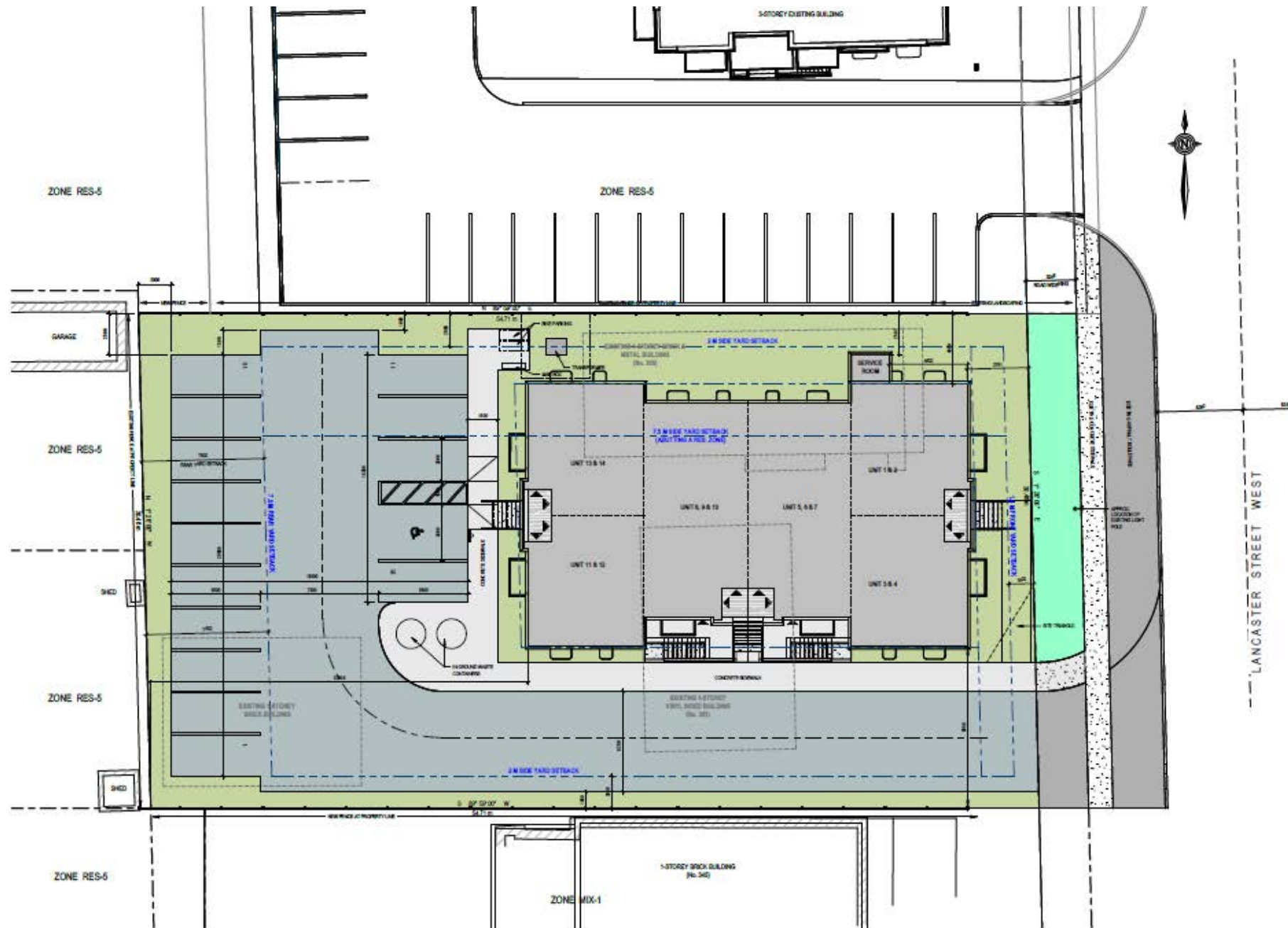
LANCASTER STREET W

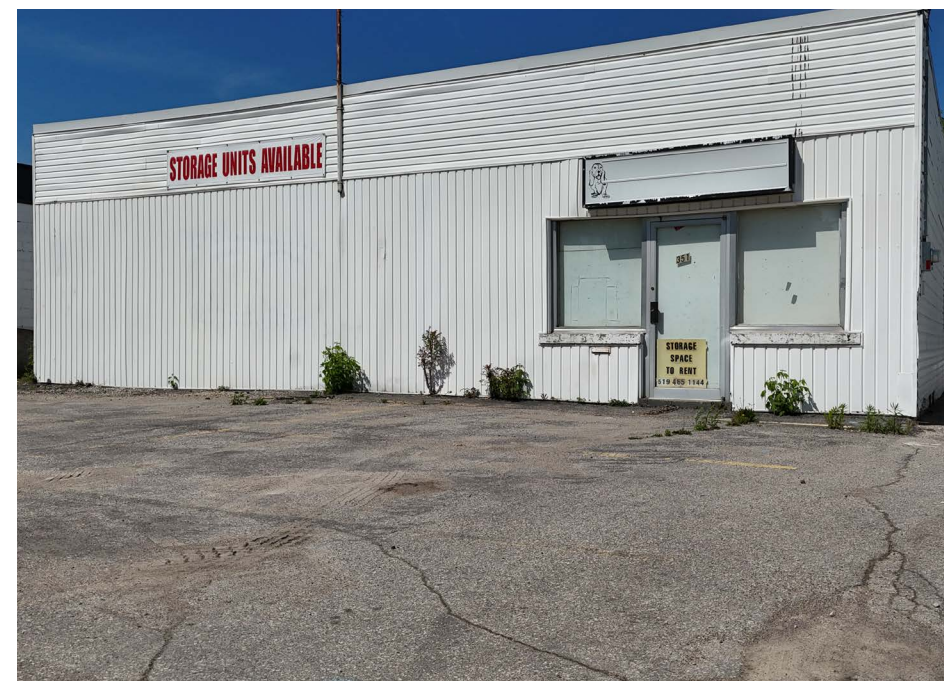
DEVELOPMENT OVERVIEW

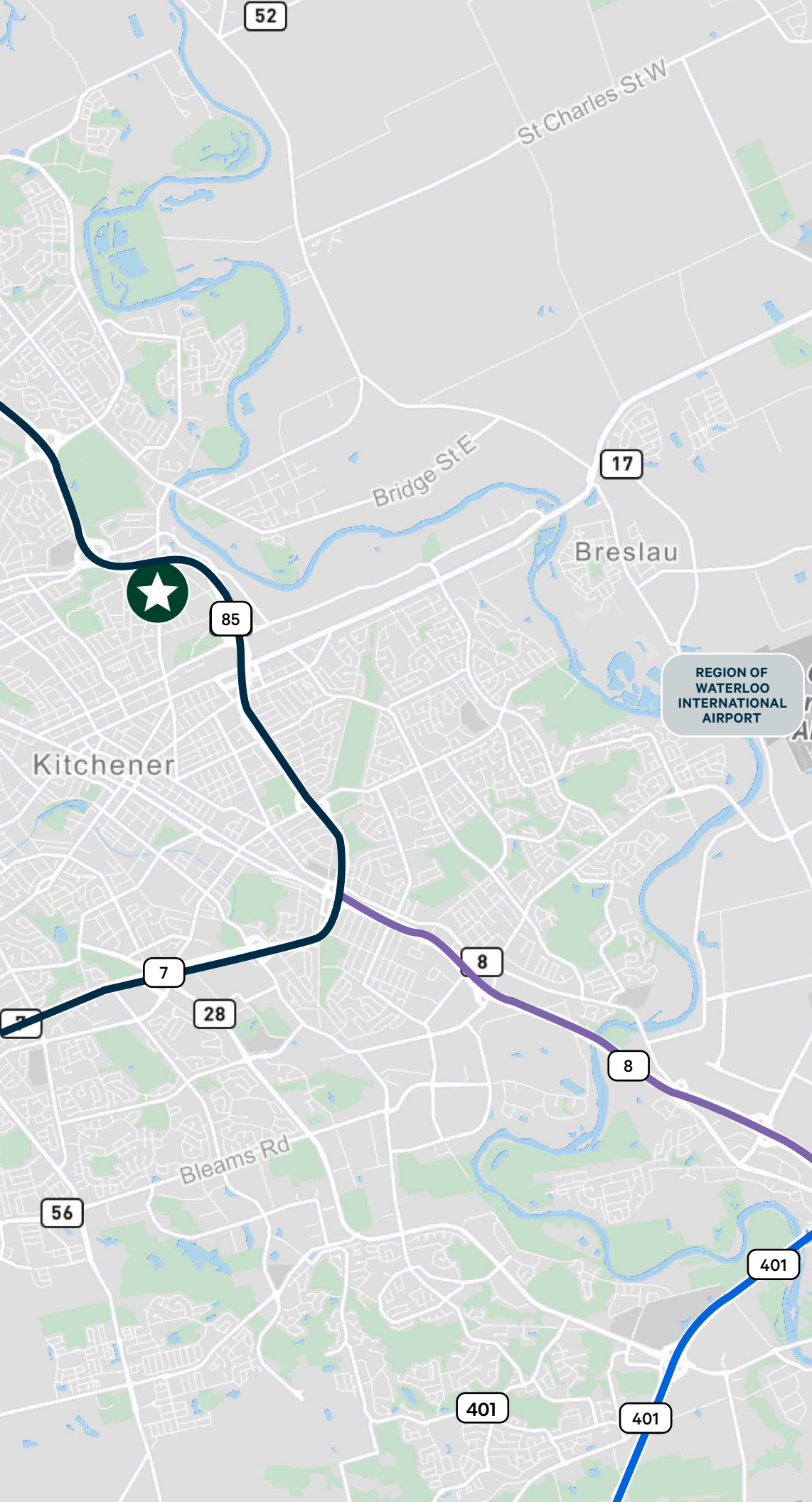
The draft plan contemplates a medium density development opportunity, with a 3-storey stacked townhouse concept yielding 14 units. Pre-submission feedback from the City has been supportive, including the approach of pursuing a Zoning By-law Amendment (ZBA) in conjunction with Site Plan Approval (SPA) to achieve the proposed development.

PROPOSED DEVELOPMENT STATS

UNITS	14
BUILDING HEIGHT	3-Storeys
PARKING STALLS	12-15
VISITOR PARKING	2
FLOOR SPACE RATIO	0.93







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